

PLANNING COMMISSION

ACTION MINUTES

TUESDAY DECEMBER 3, 2002

VC Wiecha called the meeting to order at 7:01 p.m. at the Twin Pines Senior and Community Center.

1. ROLL CALL:

Present, Commissioners: Wiecha, Gibson, Feierbach, Frautschi, Parsons

Absent, Commissioners: Mathewson, Torre

Present, Staff: Community Development Director Ewing (CDD), Principal Planner de Melo (PP), City Attorney Savaree (CA), Recording Secretary Szabo (RS)

2. AGENDA STUDY SESSION: None

3. AGENDA AMENDMENTS: None

4. COMMUNITY FORUM (Public Comments): None

5. CONSENT CALENDAR:

5A. Revised Resolution and Conditions of Approval for 1405 Solana Drive

5B. Minutes of 11/06/02.

MOTION: By Commissioner Parsons, second by Commissioner Frautschi to approve all items on consent calendar.

Ayes: Feierbach, Frautschi, Gibson, Parsons, Wiecha

Noes: None

Absent: Mathewson, Torre

Motion passed 5/0 (Mathewson, Torre: absent)

6. PUBLIC HEARINGS:

6A. Public Hearing – 2509 READ AVENUE

To consider a Single Family Design Review to remodel and build a new upper floor addition to the existing 2,409 square foot residence for a total of 3,374 square feet that is below the zoning district permitted 3,500 square feet.

PP de Melo summarized the Staff Report noting that although the remodel and second story addition met all the general plan and zoning ordinance standards, staff could not find that it met all of the criteria as well as the purpose section of the Single Family Design Review and staff recommended denial of the project.

The applicant, Frank J. Magdaleno made a presentation regarding his project in which he stated that with the exception of 2 neighbors, all others that attended their neighborhood out-reach meeting were in favor of the project.

He stated further that the second story addition would not be the first of its kind on his street. He continued by saying that the profile of the structure, when completed, would be compatible with other structures on the block and would not obstruct any views.

C Frautschi asked the applicant if, at the time he had the project designed, did he ever consider going "back" on the lot, and what was the factor that made him decide to build up on the lot rather than back.

The applicant stated that because of an unfavorable soil report, it would cost him an additional \$75,000.00 to \$100,000.00 to build back on the lot, rather than up.

George Burgess of 2423 Read Avenue stated that he was in favor of the project.

Joseph Keenan of 2504 Read Avenue voiced his opposition to the project, which he stated would block the view from his deck.

Guoping Li of 2506 Read Avenue also voiced his opposition to the project stating that the addition would block the view he currently has from his home. He also stated his concerns over the loss of public view from the street.

MOTION: By Commissioner Parsons, second by Commissioner Frautschi to close the Public Hearing.

Motion Passed.

CA Savaree requested that the photos that the applicant and speakers passed to the Commission be labeled in order to distinguish those depicting views from the public right-of-way vs. those taken from private property.

C Gibson stated that he would like to try to make this project work for the applicant as well as the City. He added that he is not sure that the project was designed in such a way as to preserve as much of the public view as possible.

C Frautschi stated that he visited the site and felt that the proposed structure would be obtrusive, even with the vegetation.

C Parsons stated that one of the reasons the Design Review process was put in place with the intent to preserve some of our hillside views. He also contended that there are alternative designs that would not degrade the vistas. He further stated that he would be in support of continuing this item until the applicant could come back with another design.

C Feierbach stated that she too would be in favor of having the applicant come back with an alternate design as there are neighborhood concerns regarding the public views.

VC Wiecha stated that she did not agree with the staff's recommendation to deny the project based on obstruction of public views. She stated further that she did feel there were, however, ways to minimize the roof impact.

MOTION: By Commissioner Gibson, seconded by Commissioner Parsons, to continue the project and ask the staff to work with the applicant to come up with a design that minimizes obstruction of public views, to clarify the height of the structure relative to street elevation, and to review the soils report.

Ayes: Parsons, Feierbach, Gibson, Wiecha, Frautschi,

Noes: None

Absent: Mathewson, Torre

Motion to Continue to a date uncertain. Passed 5/0

6B. PUBLIC HEARING - 1100 EL CAMINO REAL

To consider a Conditional Use Permit, and Design Review application to allow a Cingular Personal Communications Services (PCS) wireless facility for the subject property. The project includes of location of four panel antennas inside the upper portion of the Safeway store's clock tower. The PCS facility also includes installation of three associated equipment cabinets within the interior area of the tower below the clock.

PP de Melo presented the staff report for the project. Staff recommended approval of the proposed installation.

C Feierbach stated that she had concerns about the new fiberglass material matching the original materials on the clock tower.

Talin Aghazarian representative for Cingular Wireless/The Alaris Group addressed the Commission with a presentation regarding the installation of the antennas and the building material to be used to match the existing material on the clock tower. She also presented a sample of the material to be used.

C Gibson asked the applicant if this was an unusual project, or had Cingular Wireless done other similar jobs. The applicant stated that they had completed several similar projects.

VC Wiecha stated that the city was very proud of the clock tower and if it were altered by a "bad patch job" she believed it would be a disaster because the tower is visible from many areas. She stated further that in order to avoid such a situation, there should be some performance measures in place to rectify any errors made in the original installation of the antennas.

MOTION: By Commissioner Parsons, second by Commissioner Frautschi to close the public hearing. Motion passed.

CDD Ewing addressed the Commissions concerns about fading of paint and discoloration of material with time. CDD Ewing stated that there is a provision in the zoning ordinance stating that if conditions are not being met during the life of a Conditional Use Permit, it can render the Conditional Use Permit subject to Planning Commission review. He added that staff could return with a resolution for review at the next meeting with language that would meet the Commissions concerns.

MOTION: By Commissioner Parsons, second by Commissioner Frautschi to approve a resolution of the Planning Commission approving a Conditional Use Permit and Design Review at 1100 El Camino Real requiring replacement of the paneling on the 3 sides of the tower that are being effected, and the trim, and performance conditions to be determined by staff.

Ayes: Frautschi, Parsons, Wiecha, Gibson, Feierbach,

Noes: None

Absent: Mathewson, Torre

7. NEW BUSINESS

Appoint a member of the Planning Commission to serve on the Notre Dame de Namur University/City of Belmont advisory board.

Because of absent Commissioners, the Commission directed staff to postpone this item until the next Planning Commission meeting.

8. REPORTS, STUDIES, UPDATES, AND COMMENTS

C Parsons suggested that staff add a discussion to the next agenda regarding fire and 6 foot rooflines and the possibility of amending the language in the City's code.

9. PLANNING COMMISSION LIASON TO CITY COUNCIL MEETING OF TUESDAY DECEMBER 10, 2002.

Liaison: Chair Mathewson

Alternate Liaison: Commissioner Feierbach

10. ADJOURNMENT:

The meeting adjourned at 8:45 p.m. to Tuesday, December 17, 2002 at 7:00 p.m for a Regular Meeting at the Twin Pines Senior and Community Center.

Craig A. Ewing, AICP

Planning Commission Secretary

Audiotapes of Planning Commission Meetings are available for review

in the Community Development Department

Please call (650) 595-7416 to schedule an appointment.